
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: January 17, 2007

SITE PLAN: **AFP-06-038**

TITLE: **Lakelands – Phase 3, Section 2 –
Lane in the Woods**

REQUEST: **AMENDMENT TO FINAL PLAN APPROVAL**
For modifications to pedestrian pathway system,
tot lot removal and landscaping plan changes

ADDRESS: Still Creek Lane & Turtle Pond Lane

ZONE: MXD (Mixed Use Development)

APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER: (as
applicable)

Applicant: Gaithersburg Community Associates, LLC – Matthew Pugh
Engineer: Rodgers Consulting – Randy Frey

STAFF PERSON: Jacqueline Marsh, Planner

Enclosures:

Staff Comments

Exhibit 1: Site location map

Exhibit 2: Application

Exhibit 3: Resolution R-119-06, approving SDP-06-003

Exhibit 4: Letter from Deborah Durham, dated December 12, 2006

Exhibit 5: Mailing List, sent out January 8, 2007

Exhibit 6: Overall Pathway Plan

Exhibit 7: Trail Signage Plans

Exhibit 8: Cover Sheet, C-1

Exhibit 9: Final Site Plan, C-2



PENSAUD 800-831-5989

AFP-06-038
Exhibit #1

AMENDMENT TO FINAL PLAN APPLICATION

In accordance with Section 24, Article V of the City Code

Application #	APP-06-038
Date Filed	8/11/06
Total Fee	\$300 pd

1. SUBJECT PROPERTY

Project Name Lakelands Phase 3, Section 2
Street Address Great Seneca Highway, Lakelands Drive
Zone MXD Historic area designation ☐ Yes ☒ No
Lot _____ Block _____ Subdivision Lakelands
Tax Identification Number (MUST BE FILLED IN) 52-1949245 16-09-03257326

2. APPLICANT

Name Gaithersburg Community Associates, LLC
Street Address 8120 Woodmont Ave. Suite No. 300
City Bethesda State MD Zip Code 20814
Daytime Telephone 240-508-3984

3. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name _____
Architect's Maryland Registration Number _____ Telephone _____
Street Address _____ Suite Number _____
City _____ State _____ Zip Code _____

Engineer's Name Rodgers Consulting, Inc.
Engineer's Maryland Registration Number _____ Telephone 301-948-4700
Street Address 19847 Century Blvd. Suite Number 200
City Germantown State MD Zip Code 20874

Developer's Name Gaithersburg Community Associates, LLC Telephone 240-508-3984
Street Address 8120 Woodmont Ave. Suite Number 300
City Bethesda State MD Zip Code 20814
Contact Person _____ Telephone _____

4. PROPERTY OWNER

Name _____
Street Address _____ Suite No. _____
City _____ State _____ Zip Code _____
Daytime Telephone _____

5. CITY PROJECT NUMBER

Original Site Plan Number L-1139 Date Approved March 15, 2000
Name of previously approved Final Plan Lakelands Phase 3, Section 2

6. WORK DESCRIPTION

Please state clearly changes requested from final approved plan.

Minor plan amendment to modify pedestrian facilities, landscape, lighting
and tot lot removal**7. PROJECT DETAIL INFORMATION****a. POPULATION CHANGES (if any)**

Changes in population estimated due to amendment.

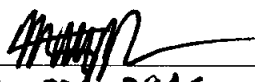
Employee estimate: Total number N/ATotal number per shift N/AResident estimate: Total number N/ATotal number per dwelling unit N/A**b. PLEASE SUPPLY THE FOLLOWING INFORMATION**

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site (square feet)		-	2,257,715
2. Site Area (acres)		-	51.83
3. Total Number of Dwelling Units/Lots		-	64
4. Height of Tallest Building		3 stories	3 stories
5. Green Area (square feet)		-	
6. Number of Dwelling Units/Acre		-	1.23
7. Lot Coverage (Percent)		60	60
8. Green Area (Percent)		40	40
9. Residential			
a. Single Family Detached	# Units	-	64
b. Single Family Attached	# Units	-	0
c. Multi-Family Condo	# Units	-	0
d. Multi-Family Apartment	# Units	-	0
e. Other		-	0
10. Retail/Commercial	Sq. Ft.	-	0
11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	Sq. Ft.	-	0
12. Office/Professional	Sq. Ft.	-	0
13. Warehouse/Storage	Sq. Ft.	-	0
14. Parking		128	256
15. Shared Parking/Waiver		N/A	N/A
16. Other		-	-
17. Total		128	256

SUBMISSION REQUIREMENTS

- Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
- Completion of the table above.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print) Matthew M. PughApplicant's Signature Date 11 August 2006Daytime Telephone 240-508-2989

RESOLUTION NO. R-119-06

RESOLUTION OF THE MAYOR AND CITY COUNCIL
OF GAITHERSBURG GRANTING APPROVAL OF
SCHEMATIC DEVELOPMENT PLAN SDP-06-003 AS AN
AMENDMENT TO SCHEMATIC DEVELOPMENT PLAN SDP-L5, LAKELANDS,
LANE IN THE WOODS. THE SUBJECT PROPERTY IS LOCATED
IN THE LAKELANDS SUBDIVISION AND IS IN THE
MIXED USE DEVELOPMENT (MXD) ZONE, GAITHERSBURG, MARYLAND.

SDP-06-003

OPINION

This proceeding constitutes an action pursuant to §24-160D of the Zoning Ordinance (Chapter 24 of the Gaithersburg City Code) which permits the Mayor and City Council to review and approve a schematic development plan in the MXD (Mixed Use Development) Zone; and further, §§24-160.D.10 and 24-160D.11, in which the Mayor and City Council can approve an amendment to a schematic development plan, consistent with the procedures for an amendment of the optional method for application for local map amendment plans as provided in §24-198(c) of the City Code.

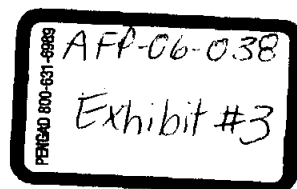
The subject property is located in the Lakelands subdivision in the Mixed Use Development (MXD) Zone.

Operative Facts

The Lane in the Woods section of the Lakelands is located in the southeast corner adjacent to the Muddy Branch Stream valley in the MXD (Mixed Use Development) Zone. Major routes servicing the neighborhood are Darnestown Road to the south, Muddy Branch Road to east, and Great Seneca Road to the north.

A joint public hearing was held on schematic development plan SDP-06-003 on Tuesday, October 3, 2006, before the Mayor and City Council and City Planning Commission. The plan is an amendment to schematic development plan SDP-L5, which was approved in January of 2000. The hearing had been advertised in the *Gaithersburg Gazette* on September 15 and 20, 2006, the required parties given notice, and the property posted per §24-196 of the City Code.

The Mayor and City Council and Planning Commission reviewed the amendment of the schematic development plan submitted by the applicant and the evidence in the record at the joint public hearing.



Greg Ossont, Director of the Planning and Code Administration, explained that throughout the build out of the third phase of the Lakelands, and more specifically, the Lane in the Woods section, the applicant and staff had determined that some elements of the originally approved plan were not feasible. In some cases, the Lakelands community had requested the changes.

Specifically, the proposed amendments relate to trails and pathways, bridges, a section of fence, and a tot lot. Mr. Ossont explained that while site elements are often modified during the build out of a community and facilitated at a staff level, all of the aforementioned elements were recorded with the original SDP and therefore requiring an amendment to the SDP.

The proposed amendments are limited to the following:

Fence at Lots 41-56

In an effort to delineate the tree save area and soil conservation easement within the rear yard areas of the referenced lots, a post and rail fence was incorporated into the SDP. However, the tree save/soil conservation/fence line effectively divides the rear yards of these units and in some cases would interfere with future decks, porches or play equipment. Accordingly, the fence was not installed by the developer and the community has requested that the fence be deleted from the plan (Exhibit 11).

Bridges

The SDP indicates two bridges to provide connectivity from the Woods at Muddy Branch community to the Lakelands community. The bridges were intended to connect the communities over the Muddy Branch Creek. In the course of seeking approval from the Army Core of Engineers to construct the bridges, the ACOE preferred a no-build option and suggested an alternative in conjunction with the MD Route 28 upgrades (Exhibit 14). This alternative has been completed by the developer and is incorporated into the plan.

Tot Lot

The original SDP indicates a tot lot located in the center island of Still Creek Lane. In 2004, the Lakelands Community requested and received \$9,410.00 in lieu of the tot lot equipment (Exhibits 8, 9 & 10).

Pathway at Lots 74-75

The original SDP indicates a paved pathway connection between the referenced units. The pathway would connect the Lakelands community to the GE Tech Park property. During construction, residents requested the area not be paved per the approved plan and left natural. This request is reflected in the proposed amendment.

Pathway Connecting Turtle Pond to MD Route 28

The original SDP indicated a connection of the natural pathway from Turtle Pond to MD Route 28. Due to the terrain, steep slopes and number of stream crossings (Exhibit 15, 16) the connections are not feasible and the application proposes a loop at Trail Marker #9.

Prior to the closing of the Planning Commission's record on October 13, 2006, additional exhibits to the record included correspondence from Lakelands residents and the staff analysis.

The Planning Commission, at their regular meeting of October 18, 2006, reviewed the complete record and voted to recommend approval of SDP-06-003, to the City Council with no conditions as stated in the Planning Commission recommendation (Exhibit #38 of the record).

There was no additional testimony added to the record of the Mayor and City Council, which closed on November 1, 2006.

Relevant Statutory Provisions

The following statutory provisions from the City Zoning Ordinance (Chapter 24 of the City Code) are among the provisions which define the nature of the City Council's review powers for amended schematic development plans in the MXD Zone.

Sec. 24-160D.10. Findings required.

* * * *

(b) The City Council may approve a schematic development plan only upon the finding that:

- (1) The plan is substantially in accord with the approved sketch plan; and
- (2) The plan meets or accomplishes the purposes, objectives, and minimum standards and requirements for the zone; and
- (3) The plan is in accord with the area master plan and any accompanying special condition or requirement contained in said master plan for the area under consideration; and
- (4) The plan will be internally and externally compatible and harmonious with existing and planned land uses in the MXD zoned area and adjacent areas; and

- (5) That existing or planned public facilities are adequate to service the proposed development contained in the plan; and
- (6) That the development staging or phasing program is adequate in relation to provisions of public facilities and private amenities to service the proposed development; and
- (7) The plan, if approved, would be in the public interest.

* * * *

Sec. 24-160D.11. Procedures for amendment.

Amendments to a sketch plan or schematic development plan may be permitted, consistent with the procedures for amendment of optional method plans as provided in §24-198(c) of this Code.

Findings

The City Council has reviewed the evidence of record in this case, and agrees with the findings and recommendations of the City Planning Commission and the recommendations of City staff and accordingly finds:

1. While certain elements such as lot equipment and fences have been deleted from the amended schematic development plan, SDP-06-003 largely remains in accordance with the original sketch plan for Lakelands, Z-280. The sketch plan proposed a natural pathway system through the Muddy Branch Creek tree save area that has been modified but still reflects the pedestrian-oriented systems proposed for the community.
2. One of the key purposes and objectives to the MXD Zone is to provide a superior natural environment by the preservation of trees, natural topographic and geological features, wetlands, watercourses, and open spaces. The proposed amendment retains the tree-save and soil conservation area and the forest conservation areas in the Muddy Branch Creek watershed. The deletion of the fence for lots 41-56 creates less of a disturbance for this sensitive environment.
3. The plan remains in accordance with City's Master Plan, specifically the Environmental Element, adopted in 2004. This element of the Master Plan recommended for the City to continue working with outside agencies to conduct assessments for the Muddy Branch watershed and develop restoration

techniques. The deletion of the bridges intended to cross the Muddy Branch stream was advised by the U.S. Army Corps of Engineers, who felt that a "No Build" option was the best way to limit potential impacts to the floodplain area.

4. The proposed plan remains compatible with the existing and proposed land uses. The asphalt pathway between lots 74 and 75 on Still Creek Lane will be left natural, which will not impact any nearby trees or the critical root zones of existing trees in the forest conservation area buffering the Lane in the Woods section and the GE Tech Park property. This pathway will serve as another form of pedestrian connectivity between the residential units of the Lakelands and any future development on the GE property.
5. The public facilities required for the plan are adequate and in place at this time.
6. There is not a development or staging program for this plan.
7. It is in the public's best interest for this plan to be approved. The proposal provides less of a disturbance to the natural environment which has been protected for the benefit of the surrounding communities. The proposed Muddy Branch Pedestrian Tunnel will provide a safe and easy access for pedestrians wishing to utilize Darnestown Road.

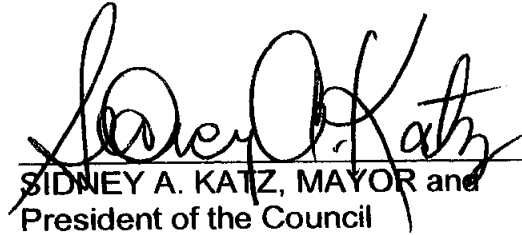
Conclusion

Upon consideration of all the evidence pertaining to Schematic Development Plan SDP-06-003, an amendment of SDP-L5, the City Council concludes that the applicant has met the burden of proof that Schematic Development Plan SDP-06-003 meets the requirements of the MXD Zone.

RESOLUTION

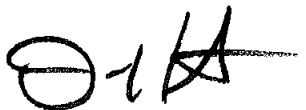
NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Gaithersburg, on December 18, 2006, that Schematic Development Plan SDP-06-003 is hereby approved.

ADOPTED by the City Council of the City of Gaithersburg on the 18th day of December, 2006.

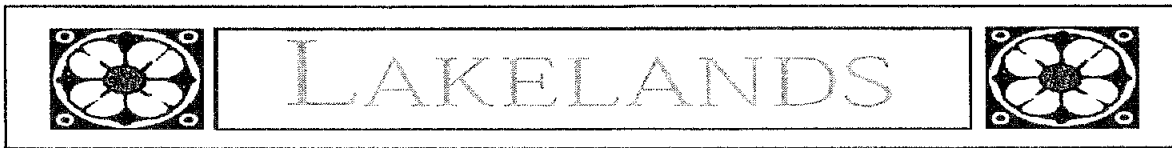


SIDNEY A. KATZ, MAYOR and
President of the Council

THIS IS TO CERTIFY that the foregoing
Resolution was adopted by the City of
Gaithersburg Mayor and City Council in a
Public meeting assembled on the 18th day
of December, 2006.

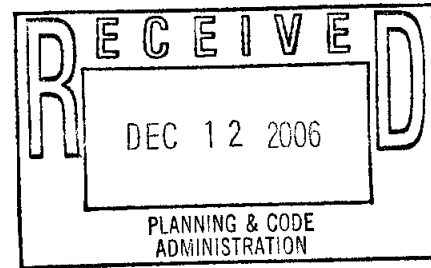


David B. Humpton
City Manager



December 6, 2006

Greg Ossont, Director
Planning and Code Administration
City of Gaithersburg
31 South Summit Avenue
Gaithersburg, Maryland 20877



Re: Bond Release for Still Creek Lane

Dear Mr. Ossont:

On behalf of the Lakelands' Board of Directors and the residents of Phase 3, Section 2 of the Lakelands Community Association, please let this letter serve as our acceptance of the sum of \$40,000 in lieu of the developer completing projects previously identified and deleted from the site plan as well as other areas that have not been completed per the site plan specifications. In addition to the funds transferred to the LCA, we would expect that the City of Gaithersburg would receive an amount in excess of \$100,000 for projects that were not completed and/or deleted from the site plan within the Muddy Branch stream valley.

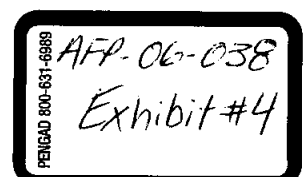
The monies received by the LCA will be used to complete and enhance landscaping projects within the Bond Release Area of Phase 3, Section 2.

The Lakelands Community Association appreciates the developer's willingness to provide these funds to both the City of Gaithersburg and the LCA. If you have any questions or need further information, please feel free to contact the Lakelands on-site office at 240-631-8338, or via e-mail at debbie@lakelands.org.

Sincerely,
The Lakelands' Board of Directors


Deborah Durham, CMCA, AMS®
Onsite General Manager

Lakelands Community Association
960 Main Street
Gaithersburg, Maryland 20878
240 631-8338



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SUSAN E BURNES
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FREDERICK MD 21701

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BETHESDA MD 20817

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MEREDITH M FOGLE
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GAITHERSBURG MD 20878

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STEPHANIE P LEE
1111 MAIN ST
GAITHERSBURG MD 20878

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C/O FINMARC MANAGEMENT INC
4733 BETHESDA AVE STE 650
BETHESDA MD 20814

ENTRUST ADMINISTRATION INC
555 12TH ST STE 1250
OAKLAND CA 94607

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ROCKVILLE MD 20852

GAITHERSBURG COMM ASSOC LLC
C/O NATELLI COMMUNITIES
806 W DIAMOND AVE STE 300
GAITHERSBURG MD 20878

GENERAL ELEC REAL EST CREDIT CORP
C/O QOCC
1001 G ST NW
WASHINGTON DC 20001

GENERAL ELECTRIC REAL ESTATE
CREDIT CORP C/O QOCC
1001 G ST NW
WASHINGTON DC 20001

GREGORY J & S R SCHIEBEL
11505 CHERRY GROVE RD
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JAMES T FOX
11501 CHERRY GROVE DR
NORTH POTOMAC MD 20878

JAY ROSENBERG
11509 CHERRY GROVE DR
GAITHERSBURG MD 20878

JILL ROSE
943 MAIN ST
GAITHERSBURG MD 20878

JOSE A & XIMENA E VALDEZ
625 BRIGHT MEADOW DR
GAITHERSBURG MD 20878

KEAT Y YEOH
JENNY TSANG
13306 CATAWBA MANOR WAY
CLARKSBURG MD 20871

KENNETH R & SEEMA K SCHAPPELLE
10813 HILLBROOKE LN
POTOMAC MD 20854

LAKELANDS CMNTY ASSOC INC
806 W DIAMOND AVE #300
GAITHERSBURG MD 20878

LAKELANDS COMMUNITY ASSOC INC
C/O CMI
3414 MORNINGWOOD DR
OLNEY MD 20832

LAKELANDS RIDGE HOA INC
8120 WOODMONT AVE STE 300
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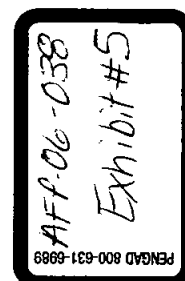
LANE IN THE WOODS LLC
C/O CLASSIC COMMUNITY CORP
8120 WOODMONT AVE STE 300
BETHESDA MD 20814

LILIANA PERALTA
PO BOX 2917
KENSINGTON MD 20891

LINDA K STOTTS
526 BEULAH RD NE
VIENNA VA 22180

MOHAMMED R & DILSHAD KARIM
REZA JT LIVING TRUST
11500 CHERRY GROVE DR
GAITHERSBURG MD 20878

OCCUPANT
151 LAKELANDS DR
GAITHERSBURG MD 20878



PC Unit Agenda for 17-Jan-06 Mtg.

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437 PHELPS ST
GAITHERSBURG MD 20878

OCCUPANT
445 PHELPS ST
GAITHERSBURG MD 20878

OCCUPANT
461 PHELPS ST
GAITHERSBURG MD 20878

OCCUPANT
469 PHELPS ST
GAITHERSBURG MD 20878

OCCUPANT
477 PHELPS ST
GAITHERSBURG MD 20878

OCCUPANT
702 TURTLE POND LA
GAITHERSBURG MD 20878

OCCUPANT
1203 MAIN ST
GAITHERSBURG MD 20878

OCCUPANT
714 TURTLE POND LA
GAITHERSBURG MD 20878

OCCUPANT
718 TURTLE POND LA
GAITHERSBURG MD 20878

OCCUPANT
722 TURTLE POND LA
GAITHERSBURG MD 20878

OCCUPANT
726 TURTLE POND LA
GAITHERSBURG MD 20878

OCCUPANT
730 TURTLE POND LA
GAITHERSBURG MD 20878

OCCUPANT
734 TURTLE POND LA
GAITHERSBURG MD 20878

OCCUPANT
715 TURTLE POND LA
GAITHERSBURG MD 20878

OCCUPANT
723 TURTLE POND LA
GAITHERSBURG MD 20878

OCCUPANT
731 TURTLE POND LA
GAITHERSBURG MD 20878

OCCUPANT
531 LEANING OAK ST
GAITHERSBURG MD 20878

OCCUPANT
1006 MAIN ST
GAITHERSBURG MD 20878

OCCUPANT
1014 MAIN ST
GAITHERSBURG MD 20878

OCCUPANT
1022 MAIN ST
GAITHERSBURG MD 20878

OCCUPANT
1030 MAIN ST
GAITHERSBURG MD 20878

ROBERT HTRUST TORCHE
174 EL TIGRE
EDGEWATER FL 32141

RODGERS CONSULTING
19847 CENTURY BLVD
STE 200
GERMANTOWN MD 20874

SFHI LLC
C/O GLOBAL EXCHG SER MS-23B1
100 EDISON PARK DR
GAITHERSBURG MD 20878

SHOLOM & C RAICHIK
11508 DARNESTOWN RD
GAITHERSBURG MD 20878

TARIQ & NUSRAT BHATTY SHABBIR
15330 AMERICAN WAY
NORTH POTOMAC MD 20878

TND PROPERTIES LLC
PO BOX 3318
GAITHERSBURG MD 20885

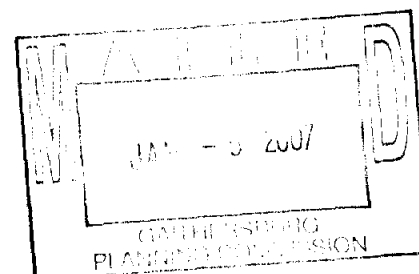
WAI T CHUNG
2 BLUEBERRY RIDGE CT
ROCKVILLE MD 20854

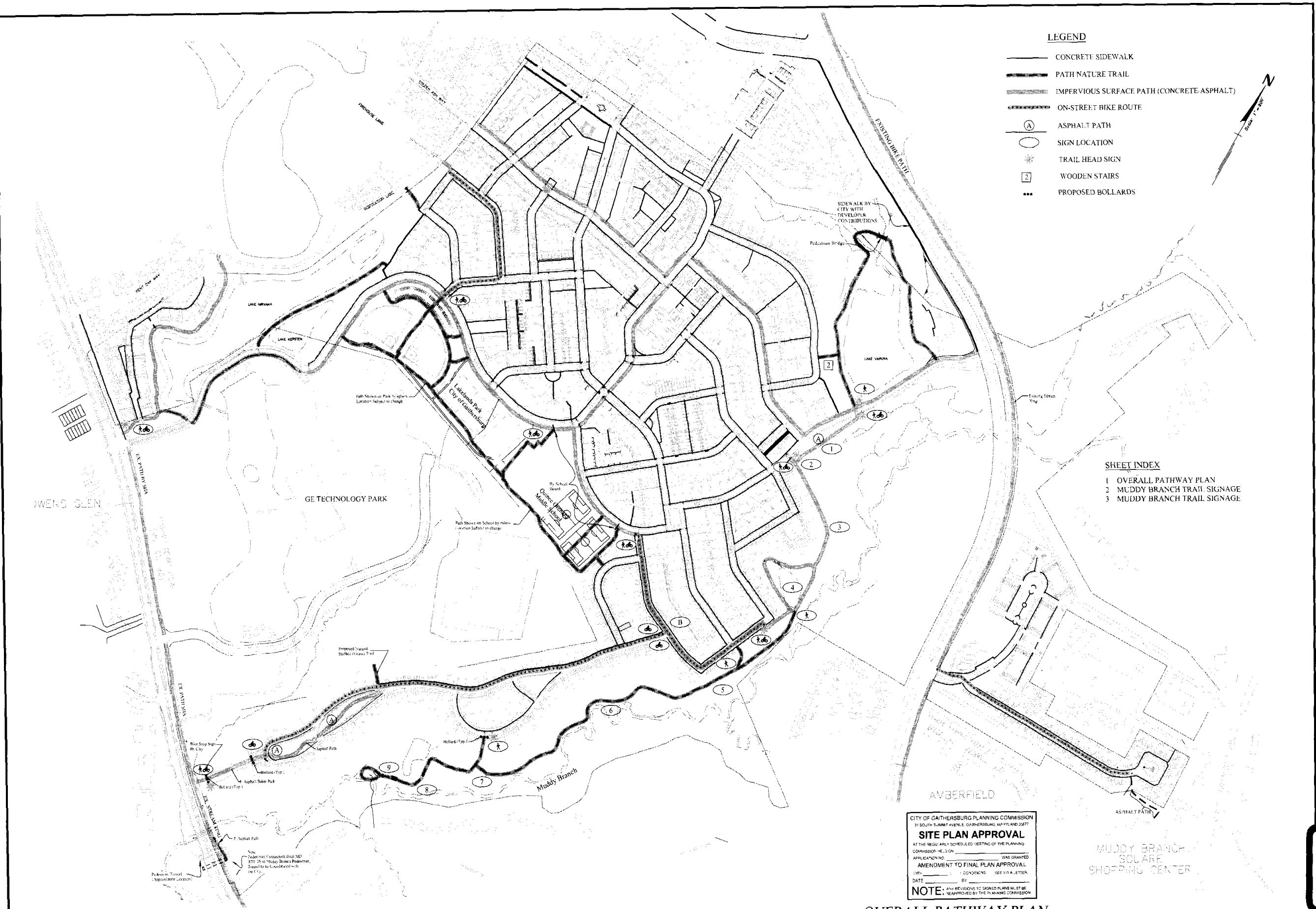
WASHINGTONIAN WOODS
HOMOWNRS ASSOC INC % CMI INC
8701 GEORGIA AVE
SILVER SPRING MD 20910

WASHINGTONIAN WOODS HMNWNRS
ASSOCIATION INC
15850 CRABBS BRANCH WAY #200
ROCKVILLE MD 20855

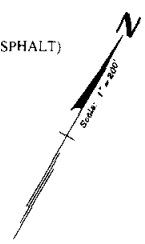
WOODS AT MUDDY BRANCH
HMW ASSN C/O SIMMONS MGMNT
9200 EDMONSTON RD #302
GREENBELT MD 20770

WOODS AT MUDDY BRANCH HOA ASSN
C/O MTM MANAGEMENT ASSOCIATES
P O BOX 506
DAMASCUS MD 20872





- LEGEND**
- CONCRETE SIDEWALK
 - PATH NATURE TRAIL
 - IMPERVIOUS SURFACE PATH (CONCRETE/ASPHALT)
 - ON-STREET BIKE ROUTE
 - ASPHALT PATH
 - SIGN LOCATION
 - TRAIL HEAD SIGN
 - WOODEN STAIRS
 - PROPOSED BOLLARDS



- SHEET INDEX**
- 1 OVERALL PATHWAY PLAN
 - 2 MUDDY BRANCH TRAIL SIGNAGE
 - 3 MUDDY BRANCH TRAIL SIGNAGE

CITY OF GAITHERSBURG PLANNING COMMISSION
 31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SITE PLAN APPROVAL
 AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION - 11/2/09
 APPLICATION NO. _____ WAS GRANTED
 AMENDMENT TO FINAL PLAN APPROVAL
 WITH _____ CONDITIONS SEE S.D.A. LETTER
 DATE _____ BY _____
NOTE - ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION

MUDDY BRANCH
 SOLARE
 SHOPPING CENTER

REVISION	DATE	REVISION	DATE
1	01/12/09	1	01/12/09
2	02/12/09	2	02/12/09
3	03/12/09	3	03/12/09
4	04/12/09	4	04/12/09
5	05/12/09	5	05/12/09
6	06/12/09	6	06/12/09
7	07/12/09	7	07/12/09
8	08/12/09	8	08/12/09
9	09/12/09	9	09/12/09
10	10/12/09	10	10/12/09

OVERALL PATHWAY PLAN
LAKELANDS

SHEET 1 OF 3
R&A
 ROGERS & ASSOCIATES, INC.
 9280 GAITHER ROAD GAITHERSBURG, MARYLAND 20877
 PHONE: (301) 648-4700 FAX: (301) 253-6509
 GAITHERSBURG, MARYLAND 20877 FAX: (301) 948-8226

APP-06-038
 Exhibit #6

M
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T
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L

Ox Bow /
Old Channel

Streams are dynamic systems. They do not remain the same from one day to the next. Before you to the left of the existing channel, are the remains of an old stream channel. The stream has relocated itself from an previous location as a result of its continual effort to find a more effective way to convey the large volumes of water. The channel probably shifted during a storm event, or series of storms, at which the downstream bank was eroded enough to allow the stream channel to move. These channel movements are natural, but are now occurring at a faster rate due to the unconfined nature of the urban watershed.

Lakelands

6

M
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K
E
S

Wetlands

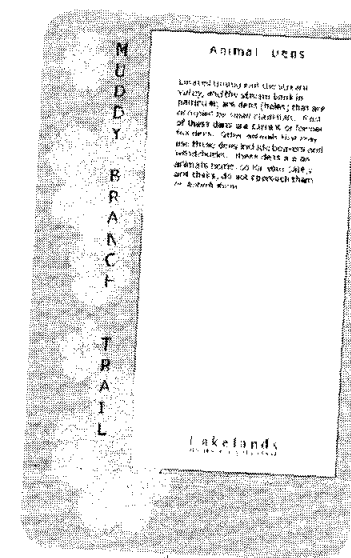
Wetlands serve as nature's natural filters. They are not only critical to the cycle of all pollution as helping to absorb and filter nutrient runoff sedimentation, but are also critical to flood control by retaining water allowing it to soak into the ground. In addition they provide habitat for many wildlife species. One might think that a wetland contains standing water, but the true, local definition of a wetland is significantly different. The United States Army Corps of Engineers that regulates wetlands for the federal government, defines these bodies as, "Those areas that are inundated or saturated by surface or ground water in a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas." (The Federal Register, p. 22, 1982).

In essence, in order for an area to be considered a wetland, it must be wet enough to support plants that would normally grow in wet conditions.

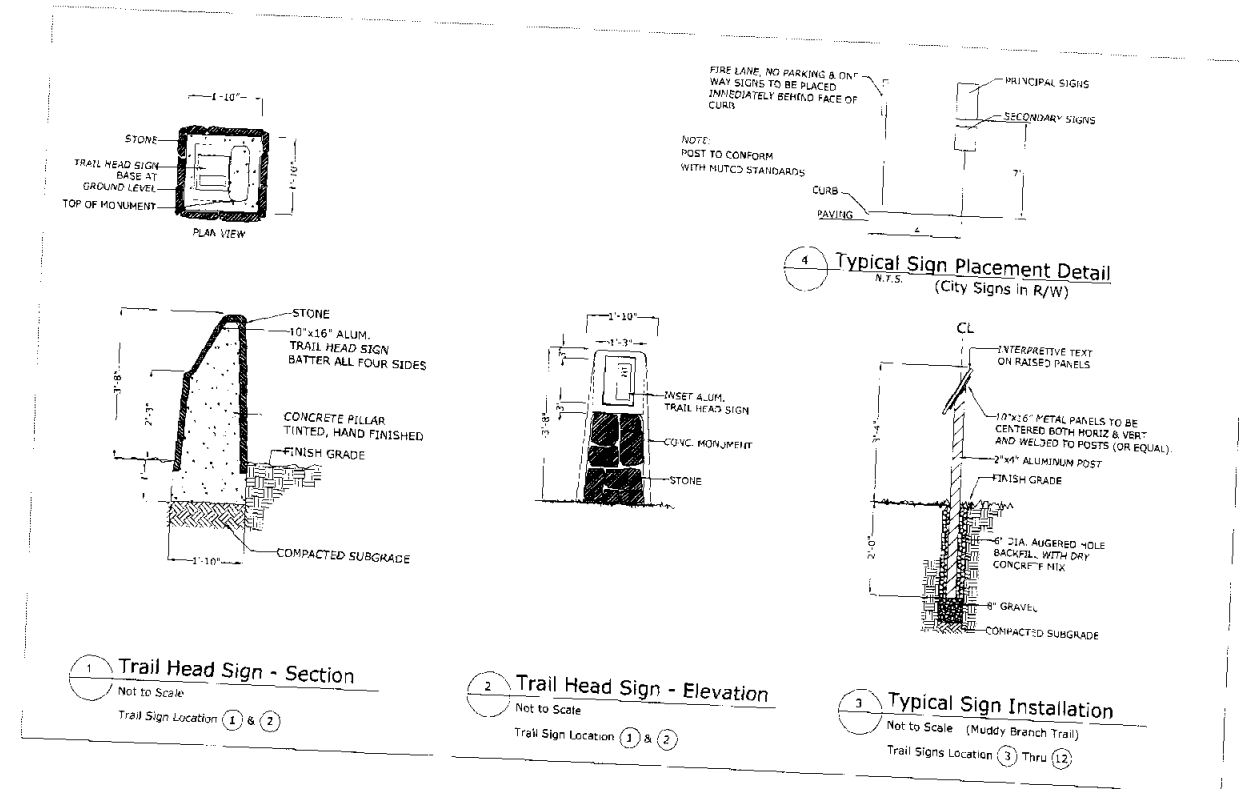
LakeLands

Let's Be In Good Luck

Muddy Branch Trail Signage



DATE	BY	CHK	10-21	As Noted
DATE	BY	CHK	10-21	654AC
DATE	BY	CHK	10-21	Mcy C1
RELEASE FOR			2	



CITY OF GAITHERSBURG PLANNING COMMISSION
3150 SOUTH ELLERBAY AVENUE, GAITHERSBURG, MARYLAND 20878

SITE PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON _____

COMMISSION MEMBER _____ WAS GRANTED

APPLICATION NO. _____

AMENDMENT TO FINAL PLAN APPROVAL

WITH _____ COMMENTS SEP. 30, 2011 PM

DATE _____ BY _____

NOTE - ANY REVISIONS TO SIGNED AND SEAL MUST BE APPROVED BY THE PLANNING COMMISSION

EDAW

R&A LAND USE
CIVIL ENGINEERING
ENVIRONMENTAL
RODGERS & ASSOCIATES, INC.


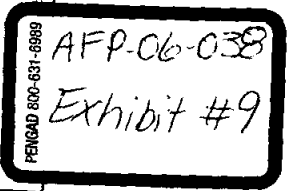
9280 GATHER ROAD PHONE: (301) 948-4700 GAITHERSBURG
GAITHERSBURG, MARYLAND (301) 253-5609 FREDERICK
20877 FAX: (301) 948 6255

NOT FOR CONSTRUCTION

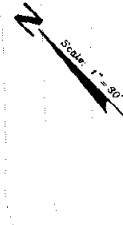
[illegible]

SEARCHED	INDEXED	SERIALIZED	FILED	DEC 1 1999
NOV 24 1999				LOS ANGELES
NOV 24 1999				CA 9
NOV 24 1999				DECLASS
RELEASE FOR				C-1

AFP-06-038
Exhibit #8



MATCH LINE - SEE SHEET C-2



NOTES:

1. ALL LOT AREAS, BUILDING AREAS AND ALL FINISH SHALL BE TOTAL 1.500.00 SQUARE FEET TO BE USED FOR THE PURPOSE OF THE CITY OF GAITHERSBURG.
2. FRONT OF ROADSIDE DRAINAGE IN GRADE SWALE.
3. FOR PRELIMINARY DESIGN AND CONSTRUCTION, SEE APPROVED LAKELANDS PATH PLAN.

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH GUMM AVENUE, GAITHERSBURG, MARYLAND 20878
SITE PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON _____ WAS GRANTED
APPROVATION: _____
AMENDMENT TO FINAL PLAN APPROVAL
WITH _____ CONDITIONS: SEE S.D.A. LETTER
DATE _____ BY _____
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION.

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
PARK, MAINTENANCE AND ENGINEERING
FINAL APPROVAL
DATE _____ BY _____

A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.
CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start of Construction



NOTE: FOR GUARDRAIL END SECTION DETAIL SEE SHEET C-7.

Owner:
Gaithersburg Community Assoc., LLC
c/o Classic Communities Corp.
6120 Woodmont Ave., Suite 300
Bethesda, MD 20814
P: (301) 913-0404
F: (301) 913-5482
Attn: Mr. Steve Eklund

FINAL SITE PLAN

**Phase 3, Section 2
LAKELANDS**

9th Election District
City of Gaithersburg

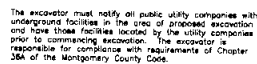
PRELIMINARY NOT FOR CONSTRUCTION



Rodgers Consulting, Inc.
19947 Century Blvd., Suite 200
Gaithersburg, MD 20878
301.948.4700
301.948.8356 (fax)
301.251.6609
www.rodgers-inc.com

DATE	10/10/97	SCALE	1" = 30'
DESIGNED		BY	604AC
CHECKED		DATE	10/10/97
APPROVED		BY	C-3
RELEASED FOR		DATE	10/10/97

AFP-06-C-38
Exhibit #10
PENGAD 600-631-6888



1. EXISTING UTILITY LOCATIONS, DEPTHS AND ALL PAVING SURF OF
STRAIGHTLY ALIGNED AVENUES ARE TO PROVIDE POSITIVE DRAINAGE
OF ALL AREAS SO THERE IS NO ACCUMULATION OF SURFACE WATER
2. PROVIDE FOR THE DRAINAGE IN GRADES SHOWN
3. FOR PAVED AREAS, SIGNAGE AND CONSTRUCTION OF CULVERTS, SO
CULVERTS TO DRAINAGE PAVED AREAS

MATCH LINE - SEE SHEET C-3

MATCH LINE SEE SHEET C-3

GE TECHNOLOGY PARK

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH E. SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20878

SITE PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON _____ WAS GRANTED

APPLICATION NO. _____

AMENDMENT TO FINAL PLAN APPROVAL

WITH _____ CONDITIONS SEE S.D. ALLETT

DATE _____ BY _____

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
PARK MAINTENANCE AND ENGINEERING

FINAL APPROVAL

DATE _____
BY _____

A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS

AFP-06-038
Exhibit #11

[illegible]

Owner:
Gathersburg Community Assoc., LLC
d/b/a Class c Communities Corp.
8120 Woodmont Ave., Suite 300
Bethesda, MD 20814
Ph: (301) 913-0404
Fax: (301) 913-5482
Contact: Mr. Steve Eckert

FINAL SITE PLAN

Phase 3, Section 2
LAKELANDS

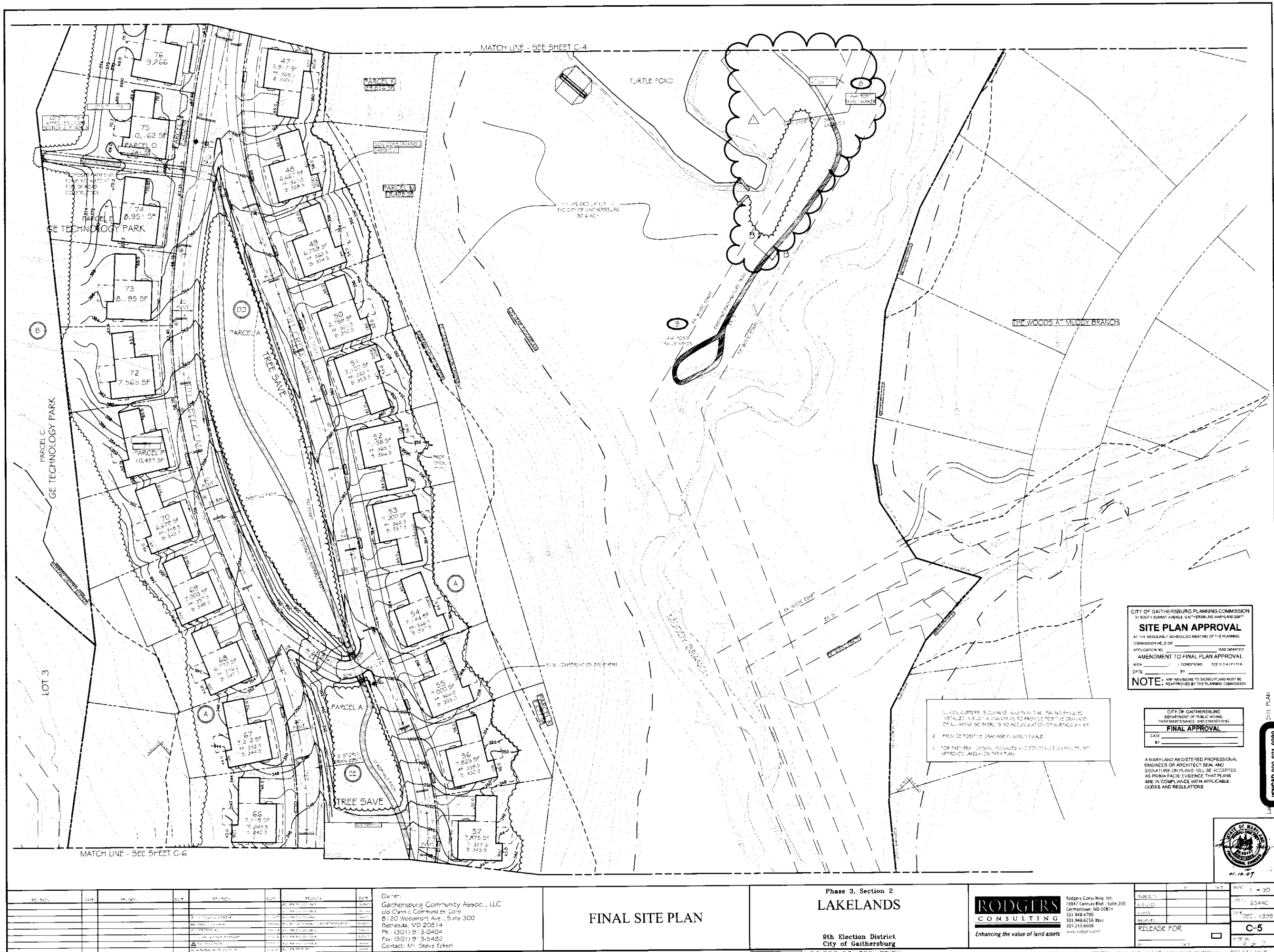
9th Election District
City of Gaithersburg

NOT FOR CONSTRUCTION

RODGERS
CONSULTING
Enhancing the value of land assets

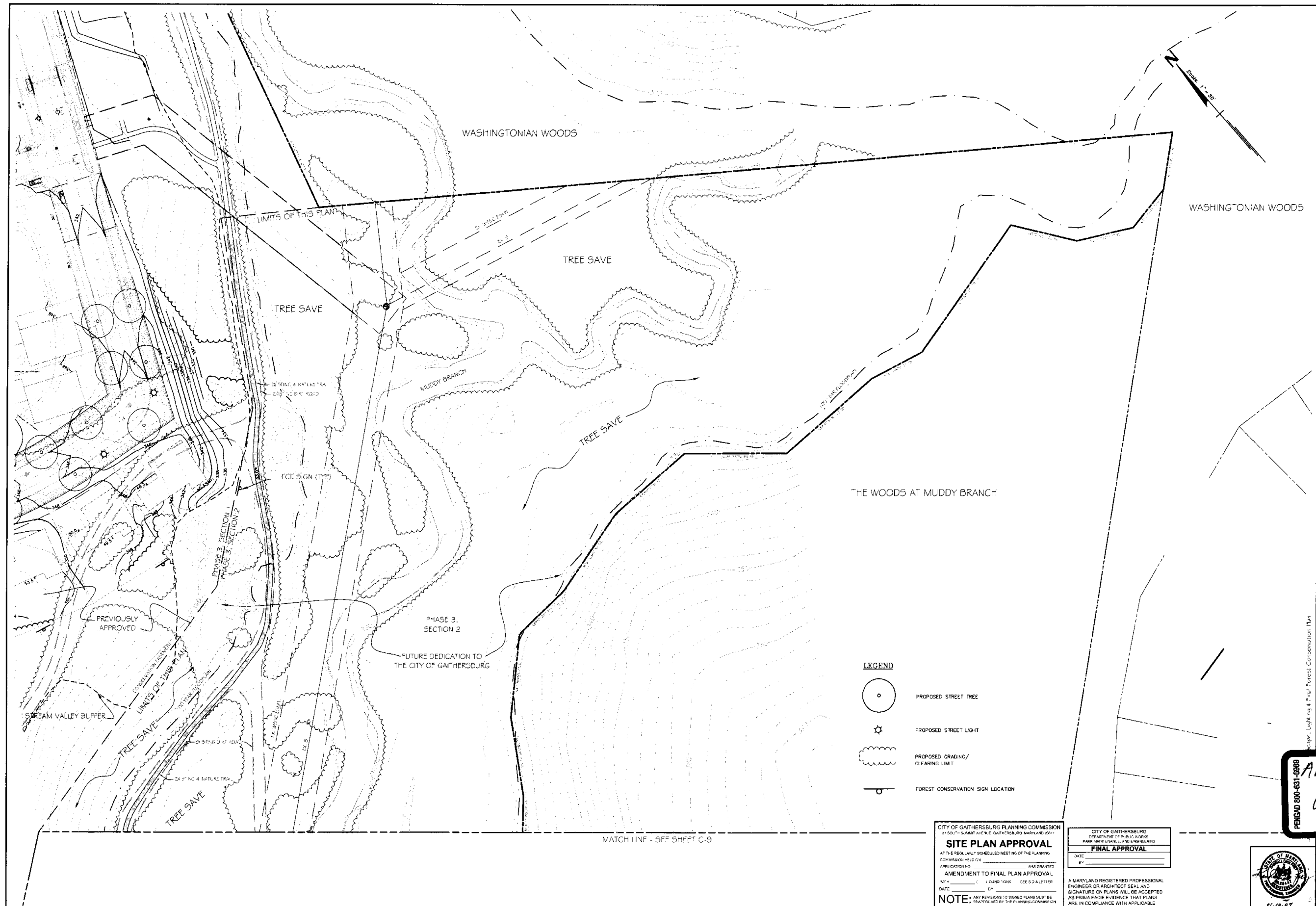
Rodgers Consulting, Inc.
19847 Century Blvd., Suite 200
Germantown, MD 20874
301.948.4700
301.948.6256 (fax)
301.253.6609
www.rodgers.com

BASE DATA	DATE	SECRET
FORWARD		11 = 30
ORIGIN		CLASS 63440
RECEIVED		DATE DEC. 1963
RELEASE FOR		C-4



9th Election District
City of Gaithersburg
FOR CONSTRUCTION

[illegible]



REVISION	DATE	BY	REVISION	DATE	BY

Owner:
Gaithersburg Community Assoc., LLC
c/o Classic Communities Corp.
620 Woodmont Ave., Suite 300
Bethesda, MD 20814
Ph: (301) 913-0404
Fax: (301) 913-5462
Contact: Mr. Steve Eckert

**LANDSCAPE, LIGHTING &
FINAL FOREST
CONSERVATION PLAN**

Phase 3, Section 2
LAKELANDS

9th Election District
City of Gaithersburg

RODGERS CONSULTING
Enhancing the value of land assets
Rogers Consulting, Inc.
19847 Century Blvd., Suite 200
Gaithersburg, MD 20878
301.948.4700
301.948.5256 (fax)
101.213.8609
www.rodgers.com

DATE		BY		SCALE	1" = 30'
DESIGNED				JOB NO.	654AC
DRAWN				DATE	DEC. 1, 1998

CITY OF GAITHERSBURG PLANNING COMMISSION
21 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20878
SITE PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON _____
APPLICATION NO. _____ WAS GRANTED
AMENDMENT TO FINAL PLAN APPROVAL
DATE _____ BY _____
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
PARK MAINTENANCE AND ENGINEERING
FINAL APPROVAL
DATE _____ BY _____

A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS



PENGAD 000-631-8888
AFP-06-038
Exhibit #15

1. LOCATION OF PLANT WITHIN LOT TO BE PLANTED TO AVOID CONFLICT WITH STREET LIGHTS AND TREES TO BE PRESERVED TO REMAIN TO THE MAXIMUM EXTENT POSSIBLE.
2. TREES ARE TO BE LOCATED WITHIN THE DISTRICT OF:
1. TREE TRUNK WITHIN 10'
 2. TREE TRUNK WITHIN 10'
 3. TREE TRUNK WITHIN 10'
 4. TREE TRUNK WITHIN 10'
 5. TREE TRUNK WITHIN 10'
3. TREES ARE TO BE PLANTED WITHIN THE DISTRICT OF:
1. TREE TRUNK WITHIN 10'
 2. TREE TRUNK WITHIN 10'
 3. TREE TRUNK WITHIN 10'
 4. TREE TRUNK WITHIN 10'
 5. TREE TRUNK WITHIN 10'
4. TREES ARE TO BE PLANTED WITHIN THE DISTRICT OF:
1. TREE TRUNK WITHIN 10'
 2. TREE TRUNK WITHIN 10'
 3. TREE TRUNK WITHIN 10'
 4. TREE TRUNK WITHIN 10'
 5. TREE TRUNK WITHIN 10'
5. TREES ARE TO BE PLANTED WITHIN THE DISTRICT OF:
1. TREE TRUNK WITHIN 10'
 2. TREE TRUNK WITHIN 10'
 3. TREE TRUNK WITHIN 10'
 4. TREE TRUNK WITHIN 10'
 5. TREE TRUNK WITHIN 10'
6. TREES ARE TO BE PLANTED WITHIN THE DISTRICT OF:
1. TREE TRUNK WITHIN 10'
 2. TREE TRUNK WITHIN 10'
 3. TREE TRUNK WITHIN 10'
 4. TREE TRUNK WITHIN 10'
 5. TREE TRUNK WITHIN 10'

LOT 2
PARCEL B
GE TECHNOLOGY PARK

07571-79
APPROVED UNDER
SECTION 3, PHASE 3

PARCEL C
GE TECHNOLOGY PARK

MATCH LINE - SEE SHEET C-9

MATCH LINE - SEE SHEET C-9

MATCH LINE - SEE SHEET C-11

TREE SAVE

THE WOODS AT MUDDY BRANCH

CITY OF GAITHERSBURG PLANNING COMMISSION
37 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20878

SITE PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON: _____ WAS GRANTED

APPLICATION NO. _____ AMENDMENT TO FINAL PLAN APPROVAL

DATE: _____ BY: _____

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION






CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
PARK MAINTENANCE AND ENGINEERING

FINAL APPROVAL

DATE: _____ BY: _____

A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS

LEGEND

-  PROPOSED STREET TREE
-  PROPOSED STREET LIGHT
-  PROPOSED GRADING/CLEARING LIMIT
-  REFORESTATION AREA (REFER TO SDP CONDITION # 2 & 3)
-  FOREST CONSERVATION SIGN LOCATION

LANDSCAPE, LIGHTING & FINAL FOREST CONSERVATION PLAN

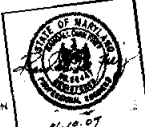
Phase 3, Section 2
LAKELANDS

9th Election District
City of Gaithersburg
NOT FOR CONSTRUCTION

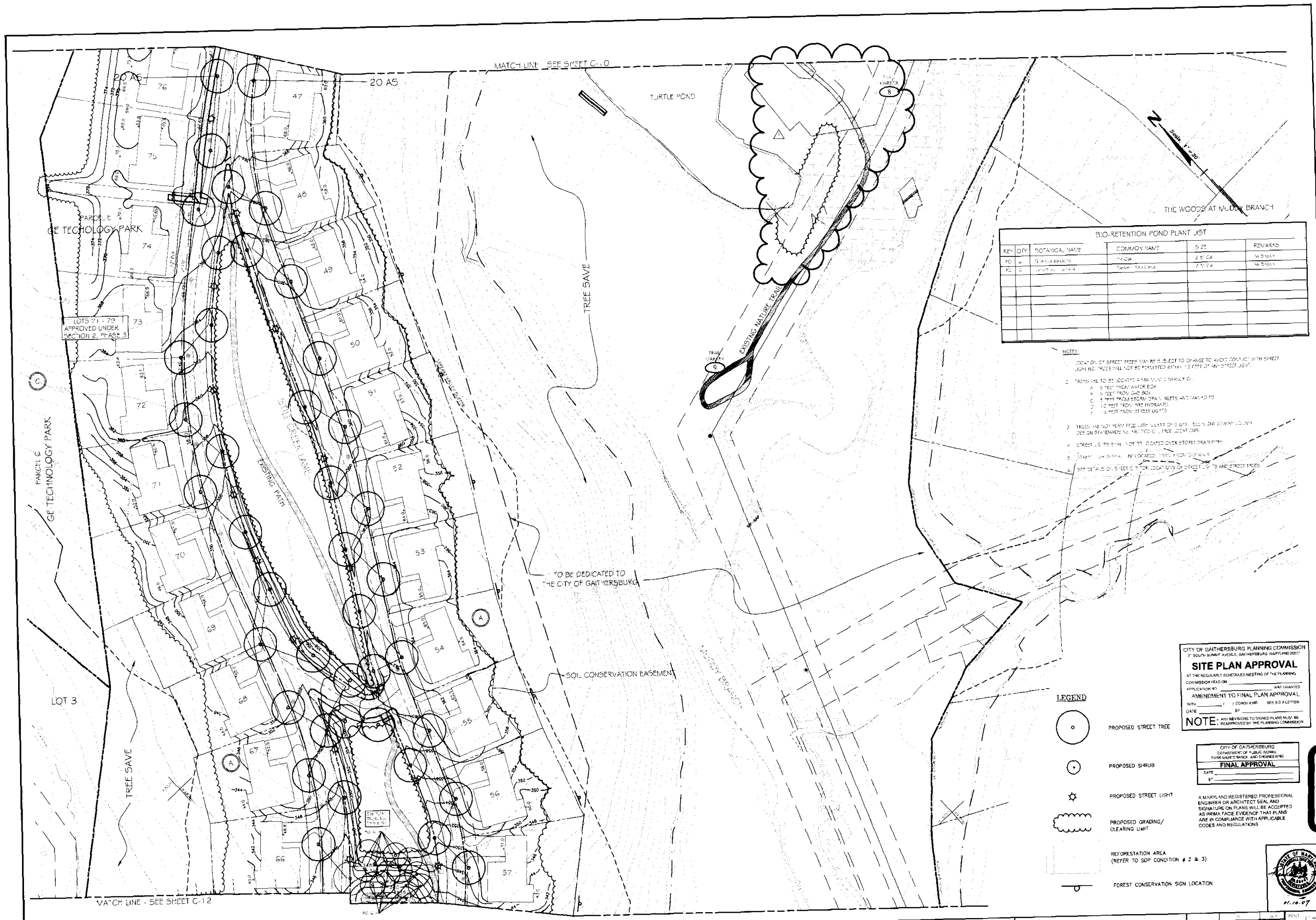
RODGERS CONSULTING
Enhancing the value of land assets

Rodgers Consulting, Inc.
5847 Century Blvd., Suite 200
Gaithersburg, MD 20878
301.544.4700
301.544.6556 (fax)
301.253.5605
www.rodgersinc.com

SUBMIT	DATE	BY	SCALE
DESIGN	DATE	BY	SCALE
CONSTRUCTION	DATE	BY	SCALE
RELEASE FOR	DATE	BY	SCALE



AFP-06-030
Exhibit #1



BIO-RETENTION POND PLANT LIST				
KEY	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
PO	1	QUERCUS PRINCEPI	White Oak	See Spec
PO	1	QUERCUS PRINCEPI	White Oak	See Spec

- NOTES:
- LOCATION OF STREET TREES MAY BE SUBJECT TO CHANGE TO AVOID CONFLICT WITH STREET LIGHTING. TREES SHALL NOT BE PLANTED WITHIN 15 FEET OF ANY STREET LIGHT.
 - TREES ARE TO BE LOCATED A MINIMUM 5 FEET FROM:
 - 5 FEET FROM WATER BODY
 - 5 FEET FROM GAS BODY
 - 5 FEET FROM STORM DRAIN, INLETS AND MANHOLES
 - 10 FEET FROM FIRE HYDRANTS
 - 5 FEET FROM STREET LIGHTS
 - TREES ARE NOT TO BE PLANTED WITHIN 10 FEET OF ANY EXISTING OR PROPOSED UTILITY OR ON STANDARDS NOT MET TO C. TREE LOCATIONS.
 - STREET LIGHTS SHALL NOT BE LOCATED OVER STORM DRAIN INLETS.
 - STREET LIGHTS SHALL BE LOCATED 10 FEET FROM SIDEWALKS.
 - SEE DETAILS ON SHEET C-7 FOR LOCATION OF STREET LIGHTS AND STREET TREES.

LEGEND

- PROPOSED STREET TREE
- PROPOSED SHRUB
- PROPOSED STREET LIGHT
- PROPOSED GRADING/CLEARING LIMIT
- RESTORATION AREA (REFER TO SDP CONDITION # 2 & 3)
- FOREST CONSERVATION SIGN LOCATION

CITY OF GAITHERSBURG PLANNING COMMISSION
27 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20878

SITE PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON _____

APPROVED BY _____ DATE _____

AMENDMENT TO FINAL PLAN APPROVAL

WITH _____ (CONSULTING) SEE S.D. LETTER _____

DATE _____ BY _____

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION.

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
PARK MAINTENANCE AND ENGINEERING

FINAL APPROVAL

DATE _____

BY _____

A MINNAPLAN REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.



REV.	BY	DATE	DESCRIPTION	DATE	BY	DESCRIPTION
1
2
3
4
5
6
7
8
9
10

LANDSCAPE, LIGHTING & FINAL FOREST CONSERVATION PLAN

Owner: Gaithersburg Community Assoc., LLC
c/o Classic Communities Corp.
8-20 Woodmont Ave., Suite 300
Bethesda, MD 20814
Ph: (301) 913-0404
Fax: (301) 913-5488
Contact: Mr. Steve Tolkert

Phase 3, Section 2
LAKELANDS

9th Election District
City of Gaithersburg

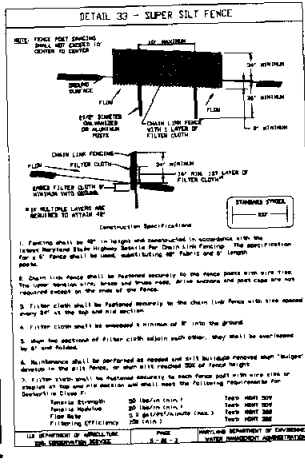
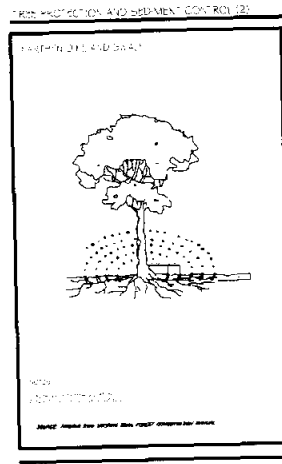
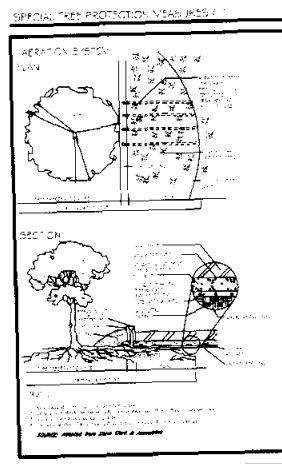
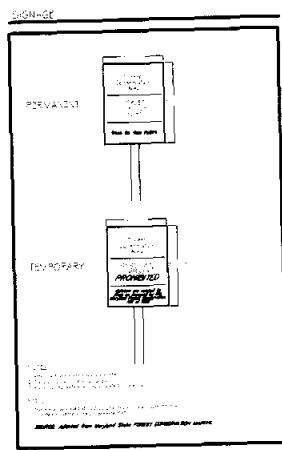
NOT FOR CONSTRUCTION

RODGERS CONSULTING
Enhancing the value of land assets

Rodgers Consulting, Inc.
19847 Century Blvd., Suite 200
Cermansville, MD 20874
301.948.4700
301.948.6256 (fax)
301.253.6609
www.rodgers.com

DATE	BY	DATE	BY
...
...
...
...
...
...
...
...
...
...

AFP-06-038
Exhibit #18



PLANT LIST					
KEY	QTY	DESCRIPTION NAME	COMMON NAME	SIZE	REMARKS
DR	20	Quercus Kuhl	RED OAK	2 1/2" DIA. x 4 B	Full
QA	5	Quercus Alba	SHEDDING OAK	2 1/2" DIA. x 4 B	Full
AL	25	Aster sp.	SILVER MAPLE	2 1/2" DIA. x 4 B	Full

NOTE

LOCATION OF STREET TREES MAY BE SUBJECT TO CHANGE TO AVOID CONFLICT WITH STREET LIGHTS. TREES WILL NOT BE PLANTED WITHIN 5 FEET OF ANY STREET LIGHT.

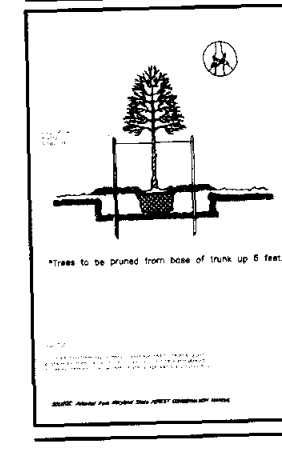
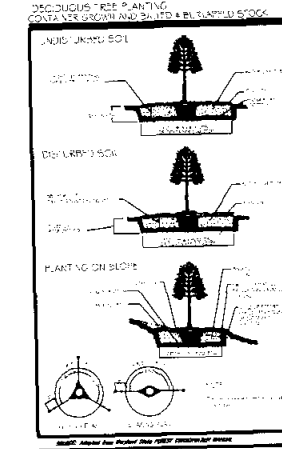
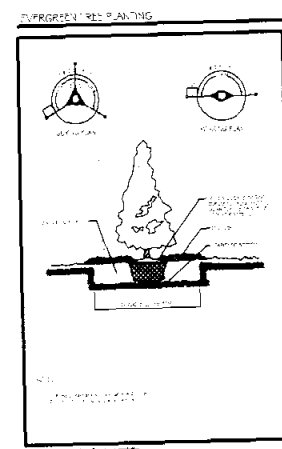
2. "TRENDS ARE TO BE LOCATED AT A MINIMUM 150 YARDS OF:
A. 5 FEET FROM HIGHWAY SHOULDER
B. 5 FEET FROM GAS BOY
C. 5 FEET FROM HIGHWAY DRAIN, MEDIAN AND MANHOLES
D. 5 FEET FROM SIDEWALKS
E. 5 FEET FROM STREET LIGHTS
3. "TRENDS ARE NOT PERMITTED WITHIN 100 YARDS OF THE FOLLOWING ANY COUNTY
DESIGNATED AREAS OR MOTORISTS STOP LOCATIONS.
4. USE OF PROTECTIVE BARRIERS, FLARE OR OTHER MEANS TO PROTECT NEWLY PLANTED TREES IN
THE ADJACENT AREAS FROM MOTORISTS IS ALLOWED.

REFORESTATION PLANT LIST				
QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
30	<i>Acacia robusta</i>	RED MAPLE	2"	5.00
20	<i>Platanus terminalis</i>	GREEN ALB	2"	5.00
30	<i>Acacia robusta</i>	AMERICAN HOLY	2"	5.00

REFORESTATION AREA.



NO. 100 DISCLOSED VENTURE CAPITAL AT 200% REFINANCING IN CA. PER. - NO TRAFFIC
FREE TO BE PLAYED BALDOON IN BETWEEN EXISTING TREES



TREE PLANTING AND MAINTENANCE CALENDAR

TASKS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
1. PREPARE PLANTING SCHEDULE												
2. ORDER PLANTS												
3. PREPARE PLANTING SCHEDULE												
4. ORDER PLANTS												
5. PREPARE PLANTING SCHEDULE												
6. ORDER PLANTS												
7. PREPARE PLANTING SCHEDULE												
8. ORDER PLANTS												
9. PREPARE PLANTING SCHEDULE												
10. ORDER PLANTS												
11. PREPARE PLANTING SCHEDULE												
12. ORDER PLANTS												

LEGEND

- 1. PREPARE PLANTING SCHEDULE
- 2. ORDER PLANTS
- 3. PREPARE PLANTING SCHEDULE
- 4. ORDER PLANTS
- 5. PREPARE PLANTING SCHEDULE
- 6. ORDER PLANTS
- 7. PREPARE PLANTING SCHEDULE
- 8. ORDER PLANTS
- 9. PREPARE PLANTING SCHEDULE
- 10. ORDER PLANTS
- 11. PREPARE PLANTING SCHEDULE
- 12. ORDER PLANTS

NOTES

1. PREPARE PLANTING SCHEDULE

2. ORDER PLANTS

3. PREPARE PLANTING SCHEDULE

4. ORDER PLANTS

5. PREPARE PLANTING SCHEDULE

6. ORDER PLANTS

7. PREPARE PLANTING SCHEDULE

8. ORDER PLANTS

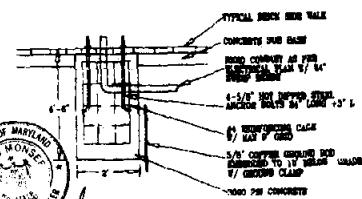
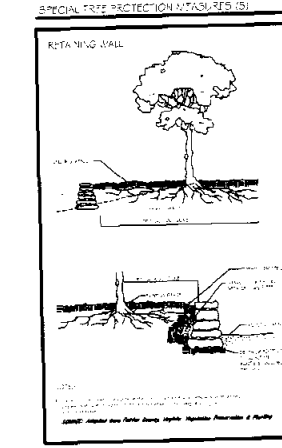
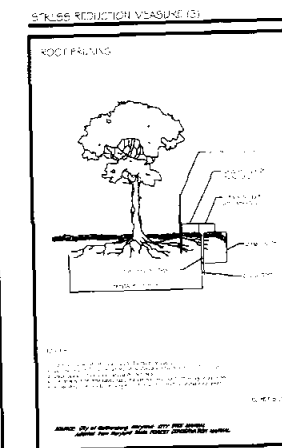
9. PREPARE PLANTING SCHEDULE

10. ORDER PLANTS

11. PREPARE PLANTING SCHEDULE

12. ORDER PLANTS

Source: Adapted from Douglas Mack, FOREST CONSERVATION AGENCY



LIGHT POLE BASE
 FOOTING DETAIL FOR 17" BASE
 NOT TO SCALE

* STREET LIGHTS TO BE LOCATED IN PUBLIC RIGHT OF WAY OR
2" P.C. AND LIGHT POLE BASE NOT TO BE LOCATED OVER
STORM DRAIN PIPE.

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE GAITHERSBURG, MARYLAND 20878

SITE PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON _____

APPLICATION NO. _____ WAS GRANTED

AMENDMENT TO FINAL PLAN APPROVAL

WITH _____) CONDITIONS SEE S.A. LETTER

DATE _____ BY _____

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
PARK, MAINTENANCE AND ENGINEERING
FINAL APPROVAL
DATE _____
BY _____

A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS

 CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start Of Construction

A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.

NAME	SSN	DATE	STATE
WASLEY, DAVID			WIS
DATE BORN			6544C
DRUGS			DATE
REMARKS			Dec. 1, 1990
RELEASE FOR			C-13
<input type="checkbox"/>			6 6 6 6 6 6

AFP-06-C38
Exhibit #20

Landscape, Lighting & Forest Conservation Notes & Details

REVISION	DATE	AUTHOR	CHECKED BY	DESCRIPTION
				REV FOR CITY COMMENTS
				REV FOR PROJECT REVIEW
				REV FOR DESIGN TEAM
				REV FOR CONSTRUCTION
				REV FOR FINAL APPROVAL
				REV FOR RECORD SETTING

OWNER:
GAITHERSBJRG COMMUNITY ASSOC., LLC
c/o Classic Communities Corp.
8120 Woodmont Ave., Suite 300
Bethesda, MD 20814
Ph.: (301) 913-6404
Fax: (301) 913-5482
Contact: Mr. Steve Eckert

**LANDSCAPE, LIGHTING &
FINAL FOREST CONSERVATION
NOTES AND DETAILS**

Phase 3, Section 2

LAKE LANDS

9th Election District
City of Galthersburg

NOT FOR CONSTRUCTION

RODGERS
CONSULTING
Enhancing the value of land assets

Rodgers Consulting, Inc.
19847 Century Blvd., Suite 200
Cermantown, MD 20874
301.948.4700
301.948.6256 (fax)
301.253.6609
www.rodgers.com

DATE	SSA#	V15
	DO NO	65440
	DATE	DEC. 19
		C-13
	TIME	6 06